

3325 SPRINGBANK LANE

CHARLOTTE, NORTH CAROLINA

AVAILABLE
FOR LEASE



BUILDING SUMMARY

- Three-story professional office building for lease
- Can be converted to medical use
- Located off of Highway 51 near Providence Road
- Just 2.5 miles from I-485
- Close proximity to The Arboretum which offers shopping, restaurants, professional services, and retail shops
- Surrounded by strong demographic areas
- Building signage and monument signage opportunities

BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE:
± 41,191 SF

TOTAL AVAILABLE SPACE:
First Floor: ± 8,886 RSF
Second Floor: ± 13,882 RSF
Third Floor: ± 3,716-13,833 RSF

LEASE RATE:
\$32.00/SF

LEASE TYPE:
Full Service

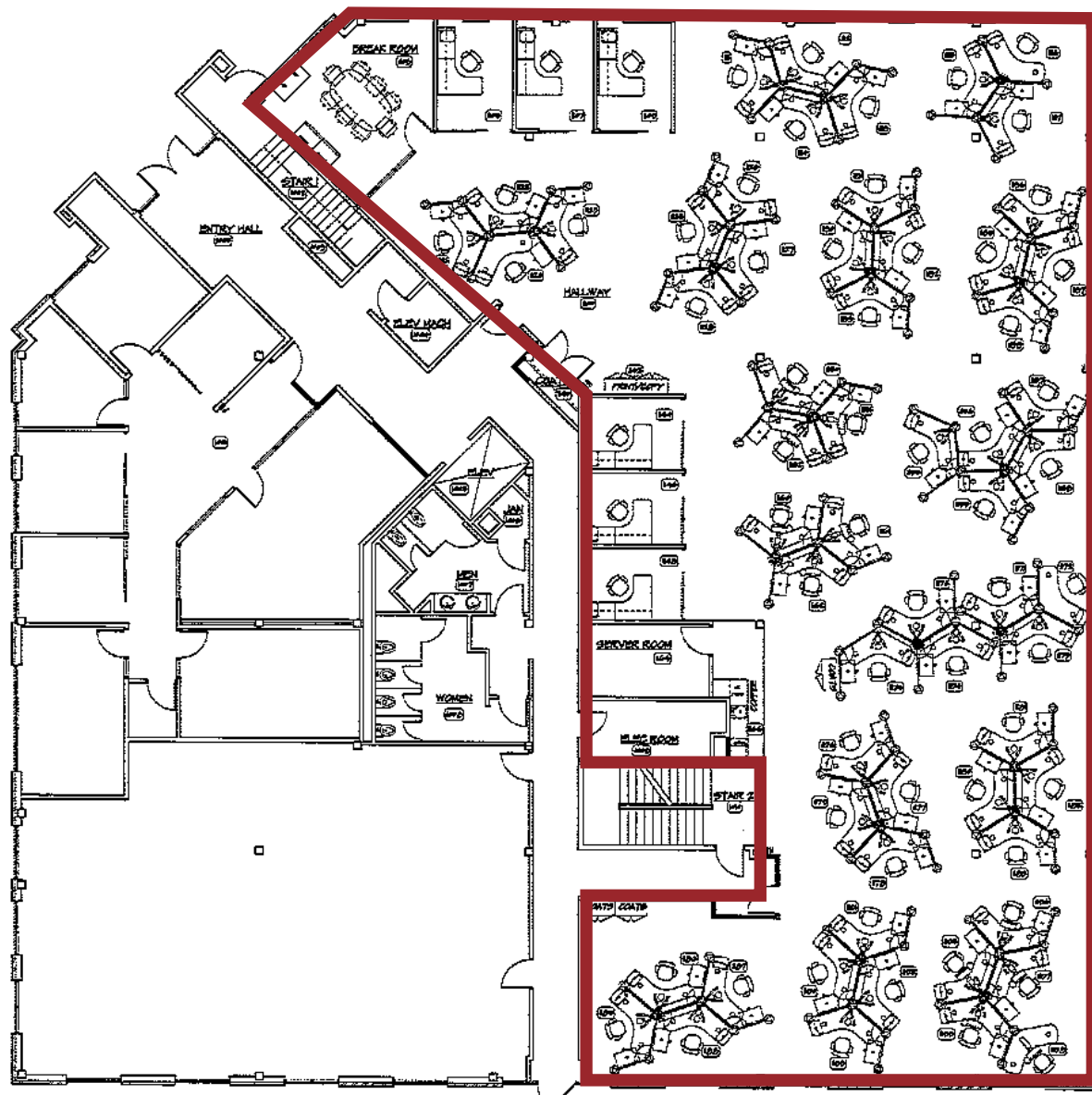
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3325 SPRINGBANK LANE

FIRST FLOOR



Suite 100:
8,886 RSF

[View Suite 100 Virtual
Matterport Tour Here](#)

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SECOND FLOOR



Suite 200:
13,882 RSF

[View Suite 200 Virtual
Matterport Tour Here](#)

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THIRD FLOOR



Suite 302:
1,743 RSF

Suite 300 & 305:
8,374 RSF

Suite 304:
3,716 RSF

[View Suite 304 Virtual Matterport Tour Here](#)

3325 SPRINGBANK LANE

AERIAL MAP



84,558
Households



\$108,501
Median Household
Income



207,937
Population

*Based on a 5 mile radius